

Pleasant Hill 50327

ZIP code · IA · Iowa > Polk County > Pleasant Hill

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

181

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

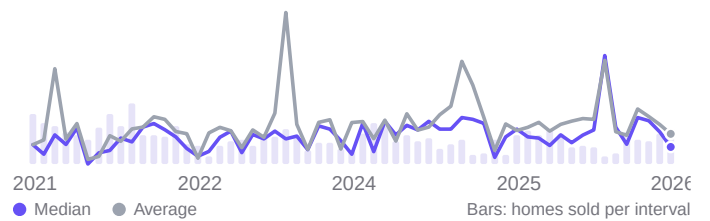
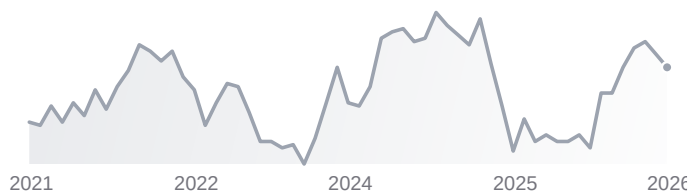
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$269K · Average \$303K

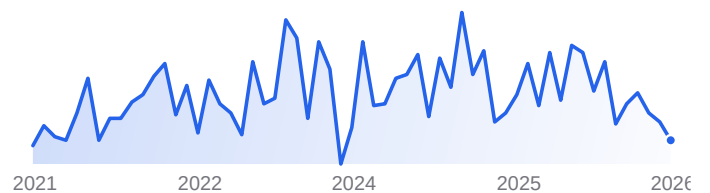
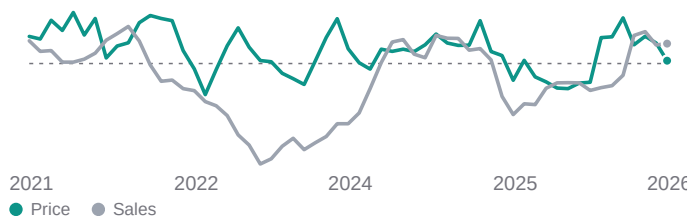


Growth (year over year)

Price +1.3% · Sales +9.0%

Price per square foot

\$171/ft²

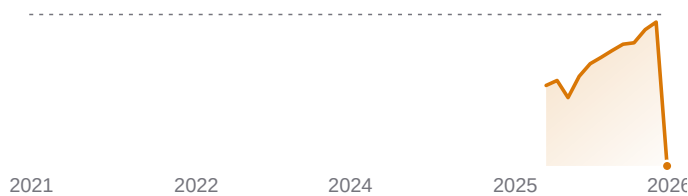


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

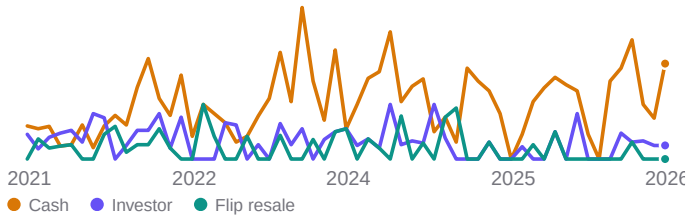
4.3%



BUYERS & OUTCOMES

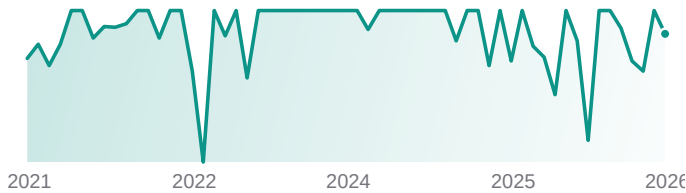
Buyer mix

Cash 35% · Investor 5.0% · Flip resale 0%



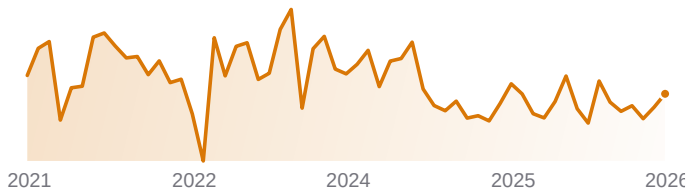
Sellers who sold at a gain

92%

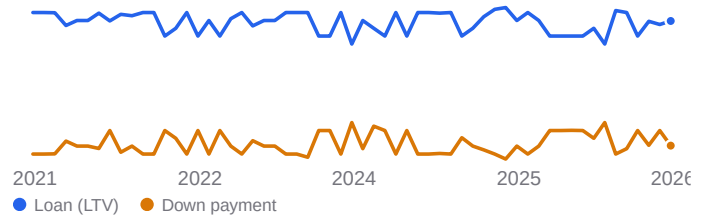


Median annualized return at resale

+4.3%

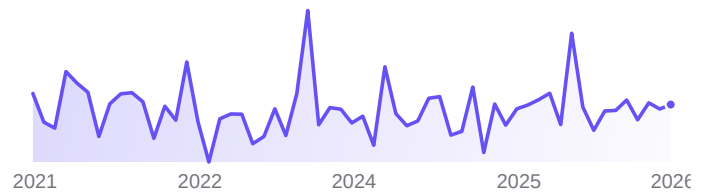


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



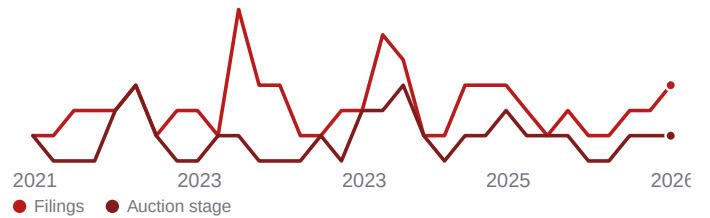
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,170
Median value (AVM)	\$313K
Median size	1,540 ft²
Median bedrooms	3
Median year built	2000
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.9%
Owner occupied	90%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	12,065
Density	679 / mi²
Median household income	\$93K
Average household income	\$117K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	12
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.